



Plot 5, King William Mews,
Sneinton, NG3 2AJ

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This newly built detached bungalow is situated on a small gated development of only seven properties, constructed by an independent local developer. A guarantee will be given on completion.

The property provides accommodation including an entrance hall, a dual aspect living room with a Juliette style balcony offering views to Nottingham city centre, plus a kitchen, two bedrooms, and a fitted shower room.

The property has low maintenance gravelled gardens to the front, side and rear, plus an allocated car parking space.

Situated within easy reach of local facilities, the property is close to main road routes giving access to Nottingham City Centre.

Viewing highly recommended

Offers Over £200,000





ACCOMMODATION

UPVC Entrance Door

Opens to the entrance hall.

Entrance Hall

Ceiling light point, loft access hatch, doors into two bedrooms, the shower room, and the living room, open access to the kitchen.

Kitchen

Fitted with a range of wall and base units, with square edge work surfaces over, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, wine rack, integrated oven, and an electric hob with an extractor hood over.

Window to the rear elevation, ceiling spot lights, wall mounted combination boiler, door opening to the rear.

Living Room

Window to the front elevation, ceiling light point, French doors opening to the Juliette style balcony (with views to Nottingham city centre).

Shower Room

Fully tiled and fitted with a pedestal wash hand basin, a low flush wc, and a shower cubicle with glazed screens.

Ceiling spot lights, extractor fan.

Bedroom One

Window to the front elevation, ceiling light point.

Bedroom Two

Window to the rear elevation, ceiling light point.

Agent Note

We have been advised that Japanese Knotweed has been located within a 6 meter area of the property - this is currently under a treatment program.

OUTSIDE

At the front of the property there is a gravelled garden area.

To the rear of the property, there is a decked area, with steps leading down to the low maintenance gravelled garden. The garden continues to the side of the property, and is timber fence enclosed.

The property has an allocated car parking space within the development.

Council Tax Band

Council Tax Band TBC

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

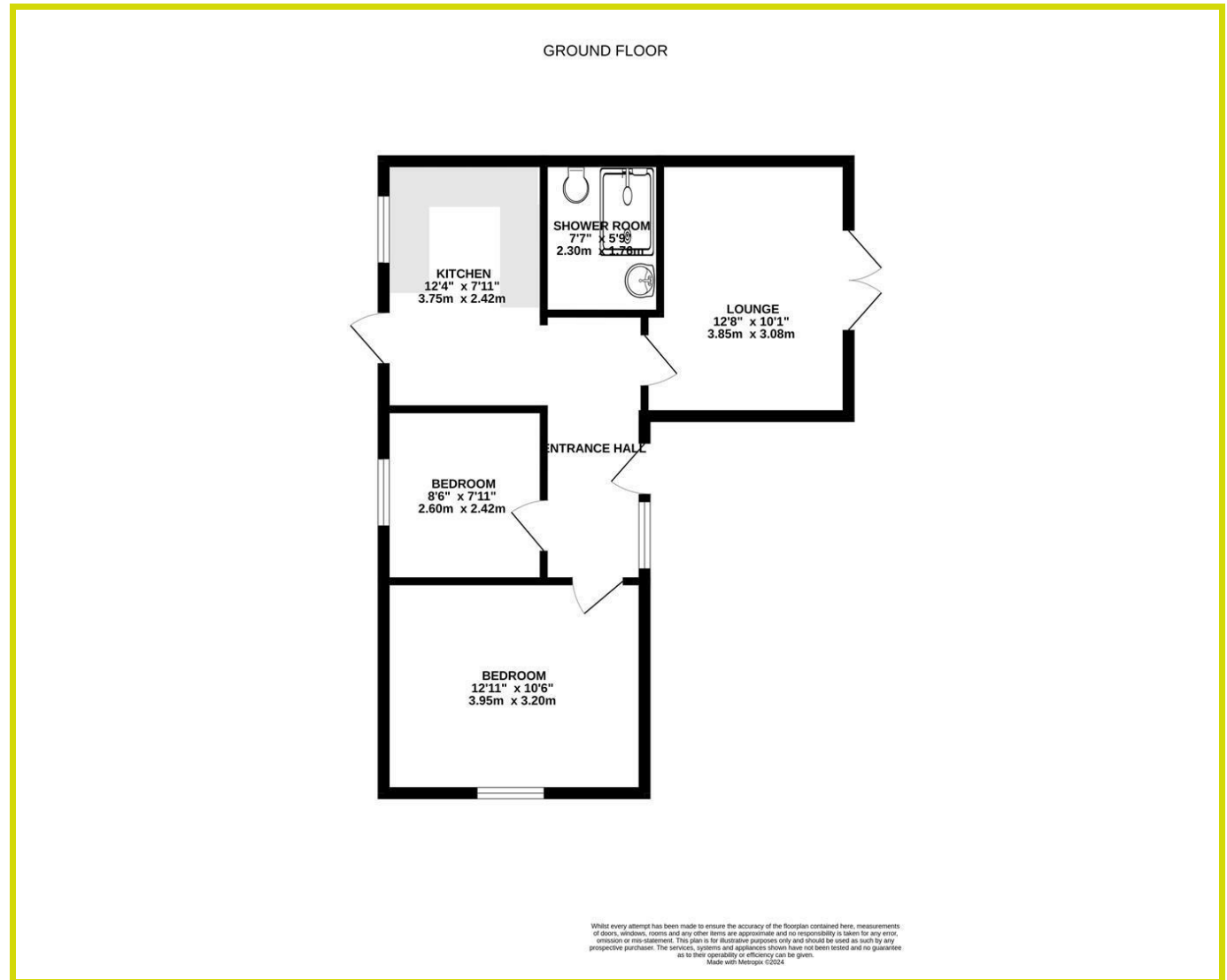
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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